
CHAPTER 1162

R-1-A AL ASSISTED CARE/INDEPENDENT LIVING FACILITY DISTRICT

1162.01 PURPOSE.

The purpose of the R-1-a District is to encourage the development of facilities whose purpose is to provide persons aged sixty (60) or above with assistance in activities of daily living (ADL) (i.e. walking, bathing, eating, recreating) in multiple residential dwellings, and independent living dwellings (i.e. villas), and dining, laundry, and recreation facilities and accessory buildings (garages, maintenance buildings, etc.), for use primarily by the occupants and employees of the facility. (Ord. 96-77. Passed 1-6-97.)

1162.02 PRINCIPAL PERMITTED USES.

A building or premises in an R-1-a District shall be used only for the following purposes:

- (a) Any use permitted in a R-1 Single Family Residence District;
- (b) Single-family dwellings for persons aged 60 or above;
- (c) Dwellings for multiple residents aged 60 or above utilizing assisted living services;
- (d) Accessory buildings or uses customarily incidental to any of the above uses, including administrative offices, garages, maintenance buildings, and storage buildings.
(Ord. 96-77. Passed 1-6-97.)

1162.03 NON-PERMITTED USES.

The following buildings or premises uses shall not be permitted in an R-1-a District:

- (a) Dormitory;
- (b) Boarding or rooming house, or apartment building other than for persons utilizing assisted living services;
- (c) Hospital, sanitarium or medical care facility;
- (d) Nursing or convalescent home;
- (e) Mental/psychological/psychiatric health care facility;
- (f) Private club, fraternity, sorority or lodge.
(Ord. 96-77. Passed 1-6-97.)

1162.04 HEIGHT AND AREA REGULATIONS.

The height and area regulations set forth in Chapter 1181 shall be observed, except that the combined total dedicated area shall consist of not less than 10,000 square feet per each single family dwelling and 3,000 square feet for each unit of a two family dwelling and also 3,000 square feet for each unit of a multiple unit dwelling and 2,000 square feet for each residential sleeping unit of a multiple unit assisted care living building.
(Ord. 96-77. Passed 1-6-97.)

1162.05 PARKING REGULATIONS.

Parking spaces shall be provided for in accordance with the requirements for specific uses set forth in **Chapter 1183**. In no case shall less than one (1) parking space be provided for each two (2) residents. (Ord. 96-77. Passed 1-6-97)